



Floor 4 Number 1 Old Trafford Trafford Wharf Road Old Trafford M17 £249,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are delighted to offer for sale this modern two bedroom apartment situated in the desirable Number One, Old Trafford. Situated on the fourth floor the property is being sold with no vendor chain making an early completion date possible if desired. In brief the accommodation comprises open plan lounge & kitchen, the two double bedrooms, ensuite bathroom & main three piece bathroom suite. The property is double glazed & is warmed by electric heaters. This exceptional development boasts amenities such as 24/7 concierge, roof terraces, communal gardens and private cinema room. Ideally located adjacent to Media City, this apartment is in a highly sought after location and expected to achieve high rental demand over the long term. No.1 Old Trafford is also perfectly positioned to local transport links, with Wharfside Metrolink tram stop moments away from the building, making it the ideal location for working professionals commuting to Manchester City Centre. To book your viewing call the team at HOME.

- Fourth floor apartment
- Ensuite bathroom
- Roof terrace
- Superb investment
- Two double bedrooms
- Three piece main bathroom
- Private cinema room
- Open plan lounge & kitchen
- 24/7 concierge
- Ideal for Media City



Open plan lounge & kitchen 23'2" x 12'5" (7.08m x 3.79m)

Door from communal hallway. Double glazed window. A comprehensive range of fitted wall and base units with a worktop over. Integrated hob and oven. Integrated fridge freezer and dishwasher. Incorporating a single unit sink with mixer tap. Wooden effect floor within the kitchen area. Electric heater. Large built in storage cupboard housing the boiler.

Bedroom one 9'2" x 16'3" (2.80m x 4.97m)

Double glazed window and electric heater.

Ensuite bathroom 6'9" x 7'0" (2.06m x 2.15m)

A three piece suite comprises low level WC, wash hand basin and bath with shower over. Tiling to compliment and ladder radiator.

Bedroom two 16'2" x 9'6" (4.94m x 2.92m)

Double glazed window and electric heater.

Bathroom

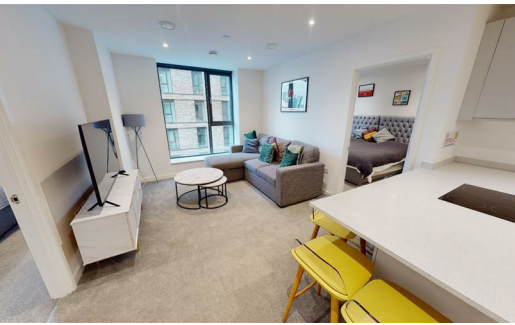
A three piece suite comprises low level WC, wash hand basin and bath with shower over. Tiling to compliment and ladder radiator.

Management information

The annual service charge is £1772.49 which can be split into 12 monthly payments. This includes the ground rent. charge.

Property disclaimer

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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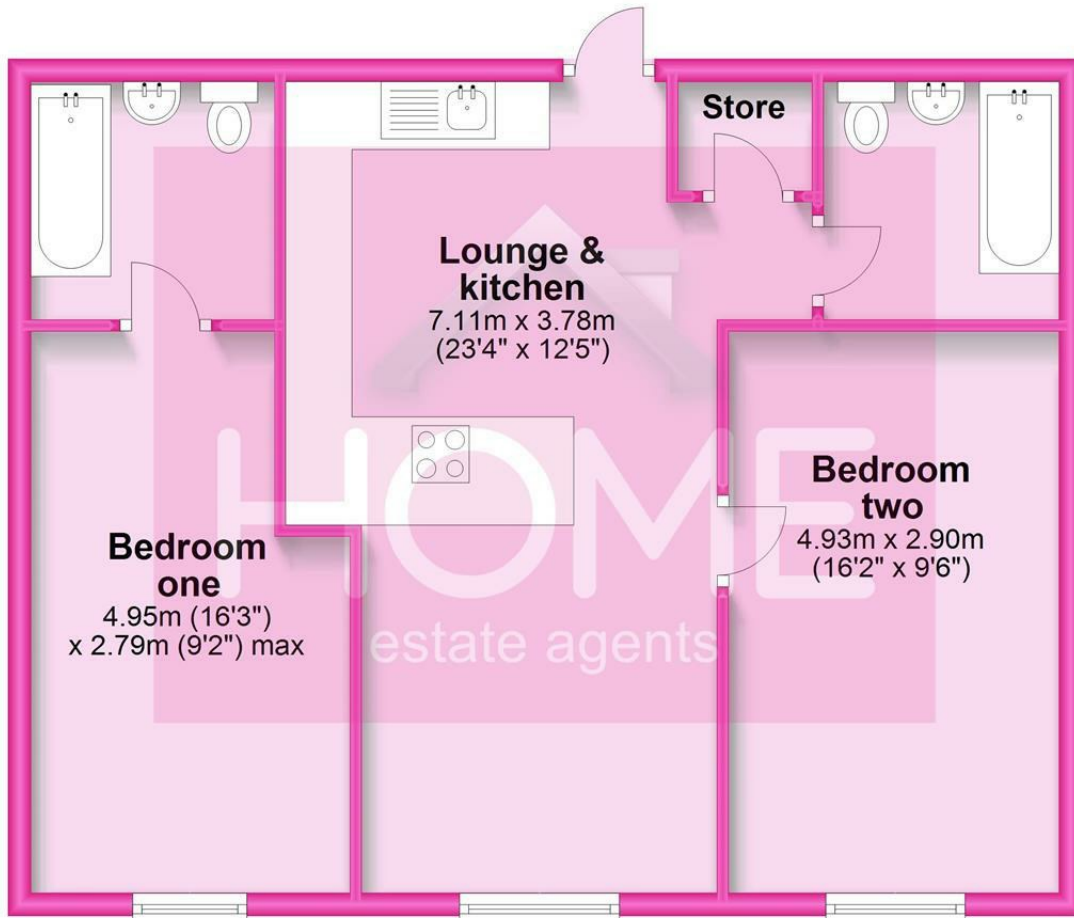
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Ground Floor

Approx. 64.1 sq. metres (689.7 sq. feet)



Total area: approx. 64.1 sq. metres (689.7 sq. feet)

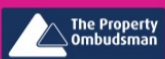
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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